

MOTION FOR RELIEF FROM THE AUTOMATIC STAY AS TO REAL PROPERTY

1. Movant is the:

- Holder: Movant has physical possession of a promissory note that either (1) names Movant as the payee under the promissory note or (2) is indorsed to Movant, or indorsed in blank, or payable to bearer.
- Beneficiary: Movant is either (1) named as beneficiary in the security instrument on the subject property (e.g., mortgage or deed of trust) or (2) is the assignee of the beneficiary.
- Servicing agent authorized to act on behalf of the Holder or Beneficiary.
- Other (specify):

2. The Property at Issue (Property):

a. Address:

Street address: 21866 Ybarra Road

Unit/suite number:

City, state, zip code: Woodland Hills, California 91364

b. Legal description, or document recording number (including county of recording), as set forth in Movant's deed of trust (attached as Exhibit 1): Document Recording No. 06 0306822; Los Angeles County

3. Bankruptcy Case History:

- a. A voluntary involuntary bankruptcy petition under chapter 7 11 12 13 was filed on (date) 5/11/2012.
- b. An order to convert this case to chapter 7 11 12 13 was entered on (date) _____.
- c. A plan, if any, was confirmed on (date) 11/1/2012.

4. Grounds for Relief from Stay:

- a. Pursuant to 11 U.S.C. § 362(d)(1), cause exists to grant Movant relief from stay as follows:
 - (1) Movant's interest in the Property is not adequately protected.
 - (A) Movant's interest in the Property is not protected by an adequate equity cushion.
 - (B) The fair market value of the Property is declining and payments are not being made to Movant sufficient to protect Movant's interest against that decline.
 - (C) Proof of insurance regarding the Property has not been provided to Movant, despite the Debtor's obligation to insure the collateral under the terms of Movant's contract with the Debtor.
 - (2) The bankruptcy case was filed in bad faith.
 - (A) Movant is the only creditor, or one of very few creditors, listed or scheduled in the Debtor's case commencement documents.
 - (B) The Property was transferred to the Debtor either just before the bankruptcy filing or after the filing.
 - (C) A non-individual entity was created just prior to the bankruptcy petition date for the sole purpose of filing this bankruptcy case.
 - (D) Other bankruptcy cases have been filed in which an interest in the Property was asserted.
 - (E) The Debtor filed only a few case commencement documents with the bankruptcy petition. Schedules and the statement of financial affairs (or chapter 13 plan, if appropriate) have not been filed.
 - (F) Other (see attached continuation page).

(3) (Chapter 12 or 13 cases only)

(A) All payments on account of the Property are being made through the plan.

Preconfirmation Postconfirmation plan payments have not been made to the chapter 12 trustee or chapter 13 trustee.

(B) Postpetition mortgage payments due on the note secured by a deed of trust on the Property have not been made to Movant.

(4) The Debtor filed a Statement of Intentions that indicates the Debtor intends to surrender the Property.

(5) The Movant regained possession of the Property on (date) _____, which is prepetition postpetition.

(6) For other cause for relief from stay, see attached continuation page.

b. Pursuant to 11 U.S.C. § 362(d)(2)(A), the Debtor has no equity in the Property; and, pursuant to § 362(d)(2)(B), the Property is not necessary to an effective reorganization.

c. Pursuant to 11 U.S.C. § 362(d)(3), the Debtor has failed, within the later of 90 days after the order for relief or 30 days after the court determined that the Property qualifies as "single asset real estate" as defined in 11 U.S.C. § 101(51B) to file a reasonable plan of reorganization or to commence monthly payments.

d. Pursuant to 11 U.S.C. § 362(d)(4), the Debtor's filing of the bankruptcy petition was part of a scheme to delay, hinder, or defraud creditors that involved:

(1) The transfer of all or part ownership of, or other interest in, the Property without the consent of Movant or court approval; or

(2) Multiple bankruptcy cases affecting the Property.

5. **Grounds for Annulment of the Stay.** Movant took postpetition actions against the Property or the Debtor.

a. These actions were taken before Movant knew the bankruptcy case had been filed, and Movant would have been entitled to relief from the stay to proceed with these actions.

b. Movant knew the bankruptcy case had been filed, but Movant previously obtained relief from stay to proceed with these enforcement actions in prior bankruptcy cases affecting the Property as set forth in Exhibit _____.

c. Other (specify): _____

6. **Evidence in Support of Motion: (Declaration(s) *MUST* be signed under penalty of perjury and attached to this motion)**

a. The REAL PROPERTY DECLARATION on page 6 of this motion.

b. Supplemental declaration(s).

c. The statements made by Debtor under penalty of perjury concerning Movant's claims and the Property as set forth in Debtor's case commencement documents. Authenticated copies of the relevant portions of the case commencement documents are attached as Exhibit _____.

d. Other: _____

7. An optional Memorandum of Points and Authorities is attached to this motion.

Movant requests the following relief:

1. Relief from the stay is granted under: 11 U.S.C. § 362(d)(1) 11 U.S.C. § 362(d)(2) 11 U.S.C. § 362(d)(3).
2. Movant (and any successors or assigns) may proceed under applicable nonbankruptcy law to enforce its remedies to foreclose upon and obtain possession of the Property.
3. Movant, or its agents, may, at its option, offer, provide and enter into a potential forbearance agreement, loan modification, refinance agreement or other loan workout or loss mitigation agreement. Movant, through its servicing agent, may contact the Debtor by telephone or written correspondence to offer such an agreement. Any such agreement shall be nonrecourse unless stated in a reaffirmation agreement.
4. Confirmation that there is no stay in effect.
5. The stay is annulled retroactive to the bankruptcy petition date. Any postpetition actions taken by Movant to enforce its remedies regarding the Property shall not constitute a violation of the stay.
6. The co-debtor stay of 11 U.S.C. §1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the Debtor.
7. A designated law enforcement officer may evict the Debtor and any other occupant from the Property regardless of any future bankruptcy filing concerning the Property for a period of 180 days from the hearing on this Motion:
 without further notice, or upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
8. Relief from the stay is granted under 11 U.S.C. § 362(d)(4): If recorded in compliance with applicable state laws governing notices of interests or liens in real property, the order is binding in any other case under this title purporting to affect the Property filed not later than 2 years after the date of the entry of the order by the court, except that a debtor in a subsequent case under this title may move for relief from the order based upon changed circumstances or for good cause shown, after notice and hearing.
9. The order is binding and effective in any bankruptcy case commenced by or against any debtor who claims any interest in the Property for a period of 180 days from the hearing of this Motion:
 without further notice, or upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
10. The order is binding and effective in any future bankruptcy case, no matter who the debtor may be:
 without further notice, or upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
11. Upon entry of the order, for purposes of Cal. Civ. Code § 2923.5, the Debtor is a borrower as defined in Cal. Civ. Code § 2920.5(c)(2)(C).
12. If relief from stay is not granted, adequate protection shall be ordered.
13. See attached continuation page for other relief requested.

Date: 5/19/2015

Scheer Law Group, LLP

Printed name of law firm (*if applicable*)

Joshua L. Scheer, Counsel for Movant

Printed name of individual Movant or attorney for Movant

/s/ Joshua L. Scheer, Counsel for Movant

Signature of individual Movant or attorney for Movant

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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LEGAL DESCRIPTION

EXHIBIT "A"

LOT 2751 IN TRACT NO. 6170 AS PER MAP RECORDED IN BOOK 79, PAGES
89 AND 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS
ANGELES COUNTY, CALIFORNIA. APN: 2171-020-031

EXHIBIT "1"

06 0306822